

## **TOWN PLAN & ZONING COMMISSION**

### **MINUTES**

**Thursday, December 20, 2012**

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on December 20, 2012 scheduled for 7:00 p.m. at Town Hall, 800 Bloomfield Avenue in Bloomfield, Connecticut with the following members present:

Present:

Barry Berson, Chairman

Byron Lester, Secretary

Fannie Gabriel

Alfred LeFebvre

Elene Needelman

Nick Panke

Abraham Ford, Jr.

Charlotte Gregg

Pamela Gray

Also Present: Thomas Hooper

Absent:

Barbara Reid

Maureen Sullivan,

Recording Clerk

#### **1.**

#### **Call to order.**

Mr. Berson called the meeting to order at 7:00 p.m.

#### **2.**

#### **Approval of November 15, 2012 Minutes.**

Mrs. Gabriel made a motion to approve the November 15, 2012 minutes. Mr. Lester seconded the motion and they were approved with Mr. Ford, Ms. Gray and Ms. Gregg abstaining.

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on December 7, 2012 and December 14, 2012. Mr. Berson discussed the procedures for public hearings.

#### **3.**

#### **Application of Ed Lally for a Subdivision at 1015 Blue Hills Ave into 3 lots, R-10 & GWD zones**

Ed Lally presented the application proposing to subdivide the present property containing the P. Faith McMahon/Wintonbury Branch Library, Old Rockwell School and the athletic fields into three separate parcels. No development is proposed for the lots. Each lot meets the requirements for the zone they are located in.

Mr. Hooper noted for the Commission that the possible sale of 73 Rockwell Avenue was before the Commission at a previous meeting and that staff had indicated that a subdivision would be necessary to sell the property off. At the previous meeting it was noted that Bloomfield Early Learning Center would be the recipient of the property but in the interim, the Town Council modified their action to now allow the Corporation for Independent Living

(CIL) to acquire the property. CIL will lease the property to Bloomfield Early Learning Center for thirty years and then will sell the building outright to BELC.

Mr. Lally prepared the plan using suggested property lines from the town since we had substantial improvements on all the proposed lots.

Mr. Lally has addressed all the comments contained within the staff report and has provided revised plans for you tonight which I have placed upon the table for you. These plans are ready for your action tonight and staff is available to answer any and all questions you might have tonight.

No questions from the audience were asked.

Chairman Berson asked about one of the proposed property lines and Mr. Lally responded that the line was revised after meeting with staff. This area was originally noted to be improved by the construction of a road but the road was never built. Given that fact, the 50' right-of-way was split in half with each abutting owner being given the property up to the centerline of the road.

Mr. Ford questioned the lot numbers on the maps and Mr. Lally noted that there was a typographical error that has been corrected on the revised plans.

During the Commission comment period of the hearing, Mr. Panke noted that the subdivision wouldn't change the present uses on the property but that if any of the new lots wish to revise their site, appropriate applications to the TPZ would need to be made.

Ms. Gabriel moved to close the public hearing and Mr. LeFebvre seconded the motion. The Public hearing was closed.

Mr. LeFebvre moved to approve the application of Ed Lally for a 3-lot subdivision at 1015 Blue Hills Avenue and 73 Rockwell Avenue. Ms. Gray seconded the motion and the application was approved unanimously.

#### **4. Application of Russell Houle for a Special Permit to allow accessory apartment at 10 Drummer Trail, R-20**

Mr. Houle presented the request to the Commission to obtain permission to allow the homeowners mother to live with them. The apartment would be made up of a converted garage and a portion of the main home.

Mr. Hooper reported that while the accessory apartment was being considered by the Commission, a new two-car garage was being constructed to make up for the loss of the existing garage. Mr. Hooper noted that the plans submitted, although very good for our purposes, were not able to be scaled since they were reduced. Mr. Hooper noted that the applicant needed to confirm with the Commission that the proposed accessory units met the size requirements of the regulations. The applicant will also need to inform the Commission on how the unit will be transformed once the space was no longer needed for an accessory unit.

Mr. Houle responded that the living unit was approximately 740 square feet in area and that it did not exceed one-third of the floor space of the entire structure. Upon the elimination of the living unit, the kitchen area would be removed and the space could be converted into another bedroom or other living space.

Mr. Ford asked a series of questions on the floor plan which were addressed by Mr. Houle.

Mr. Lester asked how the Town would be informed of the abandonment of the unit. Mr. Hooper noted the regulations spell out when the town would be notified when the unit was no longer being used as a separate unit.

Mr. Ford made a motion to close the public hearings. Ms. Gabriel seconded the motion and it was approved unanimously.

Mrs. Needelman made a motion to approve the application of Russell Houle for a special permit to allow an accessory apartment at 10 Drummer Trail. Ms. Gabriel seconded the motion and it was approved unanimously.

#### **5. 8-24 Referral concerning Sale of J.P, Vincent School**

Mr. Hooper presented another 8-24 CGS referral for the J.P. Vincent School located at 11 Turkey Hill. With the renovations of all the schools essentially complete, the school has been determined to be excess space and no longer needed by the Board of Education. As the Commission knows, the building is presently being leased by CREC who has expressed a desire to purchase the property so that they can locate a school on the site permanently. Mr. Hooper recommended to the Commission that they report back to the Town Council that the property be sold to CREC for educational purposes.

Ms. Gabriel made a motion to recommend to the Town Council that the property be sold to CREC for educational purposes. Mr. LeFebvre seconded the motion.

Mr. Panke raised the issues of affordable housing on the site. Mr. Hooper commented that our present Plan of Development did note that site could be appropriate for the development of affordable housing should the school be closed. With the pending offer on the table, the Town Council felt that the continuation of the educational use on the site would be to our advantage and that the revenue obtained from the sale of the property would be beneficial as well.

After a brief discussion concerning the reuse of the property, Chairman Berson called the question and the motion was approved unanimously.

#### **6. Street Acceptance – Alfred Circle, Larensen Ridge & Rita’s Way**

Mr. Hooper reported that the construction work for the roadway network including Alfred Circle, Larensen Ridge and Rita’s Way was complete. The Town Engineering Department has inspected the work and found all was in order.

While there will be some minor miscellaneous work in the spring which will be covered by the one-year maintenance bond, staff is recommending to the Commission that they formally recommend to the Town Council that these roads be accepted as town roads.

Mr. LeFebvre moved to recommend to the Town Council that these roads be accepted by the town per Mr. Hooper’s report. Ms. Gray seconded the motion and it passed unanimously.

Mr. LeFebvre made a motion for the meeting to adjourn. Ms. Needelman seconded the motion and it was approved unanimously.

The meeting adjourned at 7:45 p.m.

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Byron Lester, Secretary

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Maureen Sullivan, Recording Secretary